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Zoning and Subdivision Fees
(ref. Village Code Title 13)

The following are zoning and development-related fees that require Planning & Zoning Board and Village Board of Trustees' approval. Fees for individual building permits are listed on a separate schedule. Additional fees may be required depending on the nature and location of the specific development. Please inquire at the Department of Planning, Zoning & Building, relative to any fees within specific annexation agreements, pre-annexation agreements, planned development (PUD) ordinances, recapture agreements, etc.

Non-Refundable Fees:

Annexations with automatic RE-1 zoning:	\$ 900 plus escrow account deposit (Table 2)
Pre-annexation agreement (for parcels proposed for future annexation)	\$900
Annexations with all other residential zoning requests:	\$ 900 plus additional fee based on acreage (Table 1) plus escrow account deposit (Table 2)
Zoning Amendments (Changes): (non-P.U.D.'s)	\$ 700 plus additional fee based acreage (Table 1) plus escrow account deposit (Table 2)
Zoning Special Uses:	\$ 600 plus escrow account deposit (Table 2)
Zoning Variations:	\$ 600 plus escrow account deposit (Table 2)
Planned Developments:	\$ 1,500 plus escrow account deposit (Table 2)
Subdivision Platting Fees:	<p>Concept plan: \$ 600 Preliminary plan: \$ 1,500 Final Plan: \$ 1,500</p> <p>Minor subdivision (see definition): \$ 750 Re-subdivision: \$1,500</p> <p>Unincorporated, preliminary or final: \$ 500 Unincorporated Plat of Consolidation: \$ 250</p>

Table 1: Additional Fees Based on Acreage

1 to 4.99 Acres:	\$ 235
5 to 9.99 Acres:	\$ 350
10 to 49.99 Acres:	\$ 600
50 or more Acres:	\$ 925

Table 2 Refundable or Partially Refundable Fees (Escrowed):

Plan Review Escrow Account, Initial Deposit:	\$ 2,000 plus \$ 50 per Acre or fraction thereof
Additional deposits:	As needed
Subdivision Platting Concept Plan Escrow:	\$ 2,000
Subdivision Platting Preliminary or Final Plan Escrow:	\$ 2,000 plus \$50 per acre or fraction thereof